076.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	669,100 / 669,100
					USE VALUE:	669,100 / 669,100
					ASSESSED:	669,100 / 669,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BECK PRISCILLA E
Owner 2:	
Owner 3:	
Street 1:	58 CROSBY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,640 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 1394 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11640.000	157,600		511,500	669,100
Total Card	0.267	157,600		511,500	669,100
Total Parcel	0.267	157,600		511,500	669,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.85 | /Parcel: 479.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	48335
GIS Ref	
GIS Ref	
Insp Date	10/30/18

!6357!

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	157,600	0	11,640.	511,500	669,100	669,100	Year End Roll	12/18/2019
2019	101	FV	143,100	0	11,640.	475,000	618,100	618,100	Year End Roll	1/3/2019
2018	101	FV	143,100	0	11,640.	475,000	618,100	618,100	Year End Roll	12/20/2017
2017	101	FV	143,100	0	11,640.	416,500	559,600	559,600	Year End Roll	1/3/2017
2016	101	FV	143,100	0	11,640.	380,000	523,100	523,100	Year End	1/4/2016
2015	101	FV	142,400	0	11,640.	336,100	478,500	478,500	Year End Roll	12/11/2014
2014	101	FV	142,400	0	11,640.	317,900	460,300	460,300	Year End Roll	12/16/2013
2013	101	FV	142,400	0	11,640.	302,500	444,900	444,900		12/13/2012

PRINT

Date	Time
12/10/20	21:08:46

LAST REV

Date	Time
04/30/19	14:20:15
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6357

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIM HAROLD K/ET	22695-506		12/7/1992		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	48335
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2015	1071	Manual	2,700		8/4/2015			Blown in insulatio
3/23/2011	187	Window/S	23,745					
11/9/2010	2265	Re-Roof	5,800					
5/28/1992	203	Manual	1,000					SILL REPAIR

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	CC	Chris C
1/5/2009	Meas/Inspect	163	PATRIOT
3/31/2000	Inspected	263	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
7/27/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11640		Sq. Ft.	Site		0	70.	0.63	12			Topo	-5					511,522						511,500	

Total AC/HA: 0.26722 | Total SF/SM: 11640 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 511,522 | Spl Credit | Total: 511,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	68250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	228389
Depreciation:	70801
Depreciated Total:	157589

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

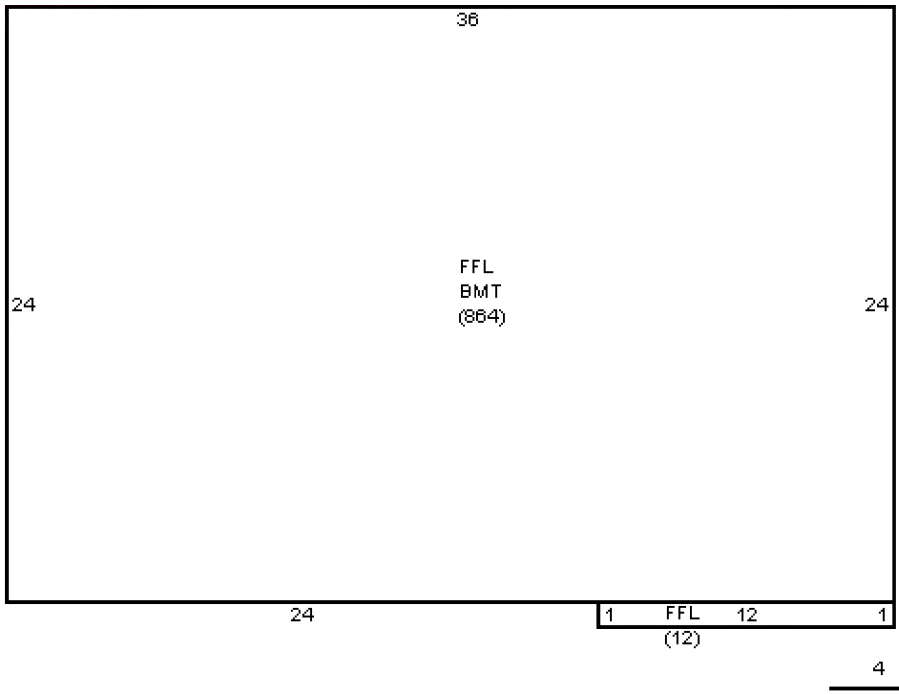
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	129.53
Special Features:	0	Val/Su Net:	90.57
Final Total:	157600	Val/Su SzAd	179.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	876	129.530	113,470
BMT	Basement	864	54.020	46,669

Net Sketched Area:	1,740	Total:	160,139
Size Ad	876	Gross Are	1740	FinArea	1394
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	